



Jerry Luna, Chairperson
Raul Casa, Vice Chair
Marisa Llamas, Commissioner
Freddy Espinoza, Commissioner
Armando Hinojosa, Commissioner

**Farmersville Planning Commissioner
Regular Meeting**

Wednesday, May 19, 2021 6:00 PM
Meeting held in Civic Center Council Chambers
– 909 W. Visalia Road Farmersville, California

**Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via Zoom Meeting.
Please dial 1-669-900-6833**

- 1. Call to Order:**
- 2. Roll Call:**
- 3. Pledge of Allegiance:**
- 4. Public Comment:**

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

5. Approval of Minutes

A. Minutes of Regular Planning Commission Meeting on April 21, 2021

Recommend approval of minutes.

Documents: Draft Action Minutes of April 21, 2021

6. General Business:

A. Public Hearing- Parcel Map 2021/01/Variance 2021-03 (Romero). A request for approval of a parcel map to divide one existing lot at 855 E. Ash Street into two lots. A Variance is also requested to allow the lots to be narrower than required in the R-1 zone.

Recommend that the Planning Commission approve Resolution 2021-02 (Variance); Resolution 2021-03 (Parcel Map). for 855 E. Ash.

B. Zoning Ordinance Update and Downtown Specific Plan workshop.

7. Commissioner Comments:

8. City Planner Comments

9. Adjournment:

Next Planning Commission Meeting: June 16, 2021

Next Council Meeting: May 24, June 14 & 28, 2021

NOTICE TO PUBLIC

The City of Farmersville Civic Center and City Council Chambers comply with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact City Hall at (559) 747-0458 please allow at least six (6) hours prior to the meeting so that staff may make arrangements to accommodate you.

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City's offices during normal business hours.

Public Notification- Agenda posted 72 hours prior to meeting date

Strong Roots.....Growing Possibilities



City of Farmersville
Planning Commission
Minutes

April 21, 2021 • 6:00 p.m.

909 W. Visalia Road

Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff,
and City Council to attend this meeting via teleconference.
Please dial 559-827-4929 to participate.

1. Call to Order 6:00 pm
2. Swearing in of Armando Hinojosa and Fred Espinoza as new Planning Commissioner
3. Roll Call: Luna, Espinoza, Hinojosa, Llamas (absent) Casas (absent)
4. Pledge of Allegiance: Chairperson Luna
5. Public Comments- No Public Comment
6. Approval of Minutes: December 16, 2020.

Tabled until next Planning Commission Meeting May 19, 2021
7. New Business

- A. **Review of Capital Improvements Program for Consistency with Farmersville General Plan.** A review of the 2021-2026 Five-Year Capital Improvements Plan to ensure it is consistent with the 2025 Farmersville General Plan. **Resolution 2021-01.**

Steve Huntley Director of Finance & Administration gave presentation.

Motion to Approve as presented.

Result: Approved Mover: Commissioner Hinojosa Second: Commissioner Espinoza Ayes: Luna, Hinojosa, Espinoza Noes: 0 Abstain: 0 Absent : Casas and Llamas

Zoning Ordinance Update workshop. A review of results of the Visual Preference Survey taken by the Commission at last month's meeting.

City Planner Karl Schoettler gave presentation.

A. **Downtown Specific Plan workshop.** Update on the public survey being conducted for the Specific Plan.

City Planner Karl Schoettler gave presentation.

8. City Planner's Comments, Commissioner Comments.

None given.

9. Adjournment. Chairperson Luna adjourned meeting at 7:07pm

Next Planning Commission Meeting: Scheduled for May 19, 2021.

Next Resolution number: 2021-02.

Upcoming City Council meetings: April 26, May 10, 24, 2021

STAFF REPORT
FARMERSVILLE PLANNING COMMISSION

Date: May 19, 2021
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Tentative Parcel Map 2020-01 and Variance 2020-03 (Romero)

Summary and Recommendation

The applicant is seeking approval for a parcel map to create two parcels from one existing parcel located on the south side of Ash Street between Gene Avenue and Dwight Avenue. The applicant is also seeking approval of a Variance to allow the proposed parcels to be narrower than is required in the R-1 zone. It is recommended that the Planning Commission approve the proposed requests by:

1. Adopting Resolution 2021-02, approving Variance 2021-03; and
2. Adopting Resolution 2021-03 approving Tentative Parcel Map 2021-01.

Discussion

The applicant is proposing to divide an existing parcel located on the south side of E. Ash Street (between Gene and Dwight Avenues) into two parcels. Map 1 shows the site location and Map 2 is an aerial photo. The proposed parcel map is shown in Exhibit 1.

The site is zoned R-1 (Single Family Residential). According to the Farmersville Zoning Ordinance, newly-created parcels in the R-1 zone must contain at least 6,000 square feet and be at least 60 feet wide.

As shown in Exhibit 1, Parcel 1 is proposed to contain 7,574 square feet; Parcel 2 is proposed to contain 7,547 square feet.

In terms of lot width, Parcel 1 is proposed to be approximately 49.63 feet wide and Parcel 2 is proposed to be approximately 47.8 feet wide. These widths necessitate the processing of a Variance to allow the lot widths to be smaller than 60 feet.

There is an existing single family dwelling that exists on the western portion of the site (on proposed Parcel 1). There are also several accessory structures, including two sheds, a carport and a greenhouse. These accessory structures either cross the proposed property line or project into required setback areas of the proposed lots. If the parcel map is approved, they would have to be removed to ensure that all structures comply with City zoning standards.

Report to Farmersville Planning Commission (5/19/2021)
Parcel Map 2020-01 / Variance 2020-03 (Romero)

In order to grant a Variance, the Planning Commission must make five findings contained in the Farmersville Zoning Ordinance. These findings, and an analysis of each, are presented below:

Finding 1. *“That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located”.*

Analysis: A review of surrounding parcels shows a number of others with widths (and/or size) smaller than required by the R-1 zone (see Map 3). Therefore, the ability to create narrower lots has been granted previously in the area. Based on these observations, granting this variance will not be a grant of “special privilege” to the applicant. In addition, the size of the proposed parcels still exceeds the minimum required in the R-1 zone.

Finding 2. *“That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulation is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification”.*

Discussion: As noted above, lots that are narrower than required in the R-1 zone currently exist in the surrounding area.

Finding 3. *“That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located”.*

Discussion: There is no evidence that granting the variance will be detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located. The proposed parcels will contain more area than is required by the R-1 zone.

Finding 4. *“That the granting of such variance will be in conformity with the general purpose and intent of the Farmersville Zoning Ordinance and the Farmersville General Plan”.*

Discussion: The Farmersville General Plan includes policies encouraging the efficient use of developable land – in order to reduce urban sprawl and consumption of prime farmland, and to more efficiently utilize city infrastructure. From this perspective, the proposed variance is consistent with the General Plan and by extension, the Zoning Ordinance.

Report to Farmersville Planning Commission (5/19/2021)
Parcel Map 2020-01 / Variance 2020-03 (Romero)

Finding 5. *"A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property".*

Discussion: If approved, the resulting Parcel 2 can be developed only with permitted uses listed in the R-1 zone section of the Farmersville Zoning Ordinance. This includes primarily the development of a single-family dwelling.

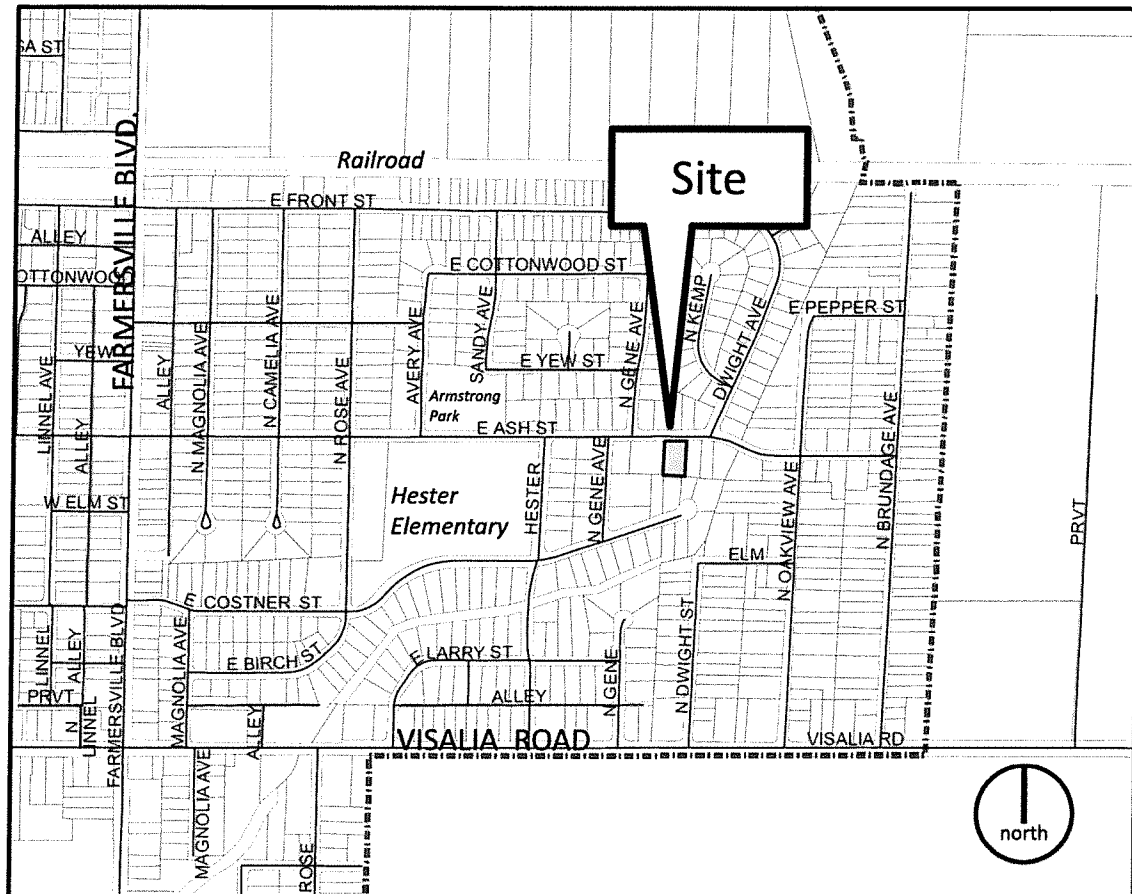
Conclusion

Because of the number of small lots that have previously been permitted in the surrounding area, it is difficult to put forth a strong reason why the subject application should be denied. While the lots will be narrower than allowed in the R-1 zone, they will contain more area than is required in this zone.

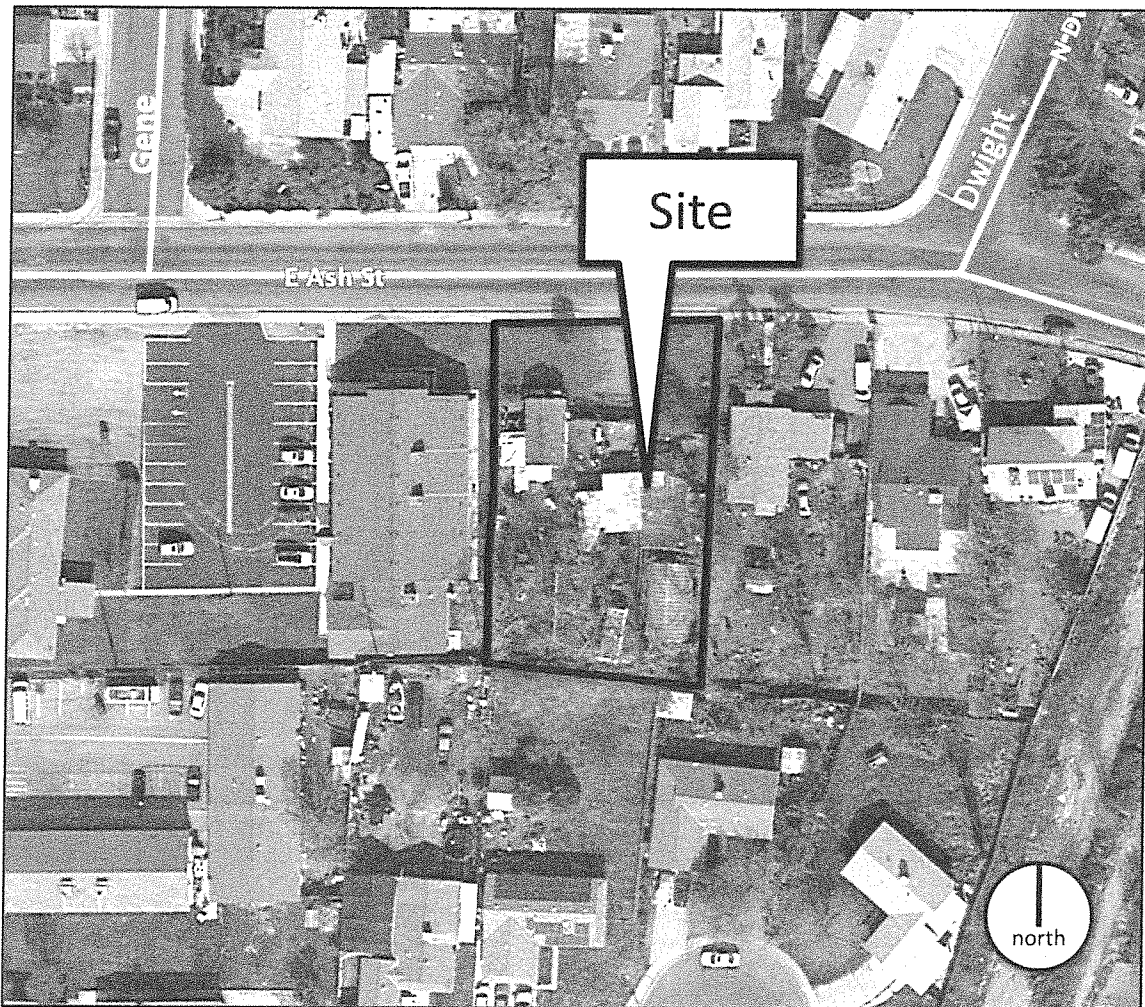
The site is already served with City water, sewer and storm drain lines. Any new dwelling constructed must connect to these lines. There is a single existing driveway serving this site that would straddle the proposed property line. If the parcel map is approved, the City Engineer is requiring that separate driveways (with new driveway approaches) be constructed to serve each dwelling. This requirement is contained in the list of conditions of approval.

Based on the foregoing analysis, it is recommended that the Planning Commission approve the proposed requests by adopting the attached resolutions.

Map 1: Location

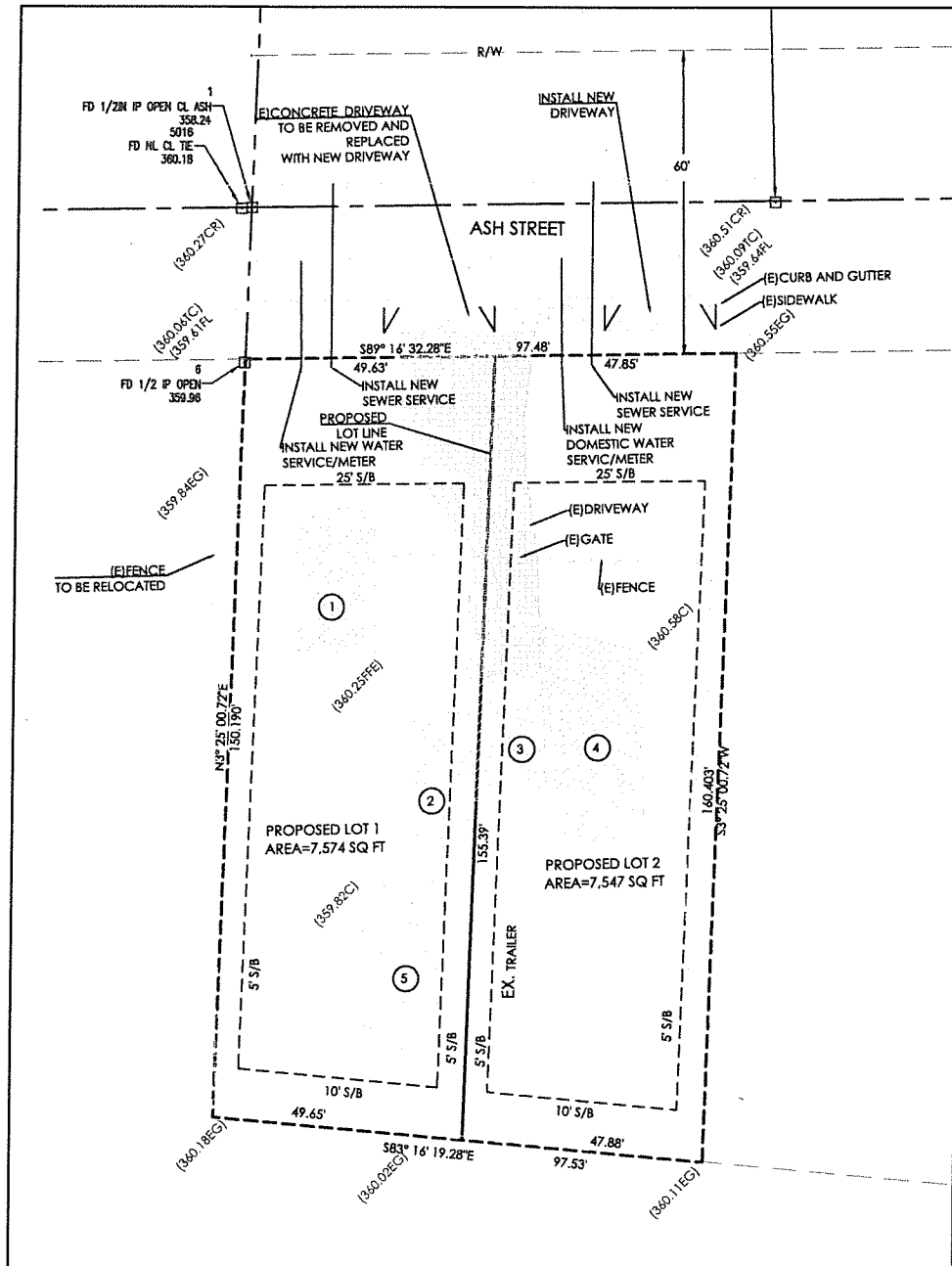


Map 2: Aerial Photo



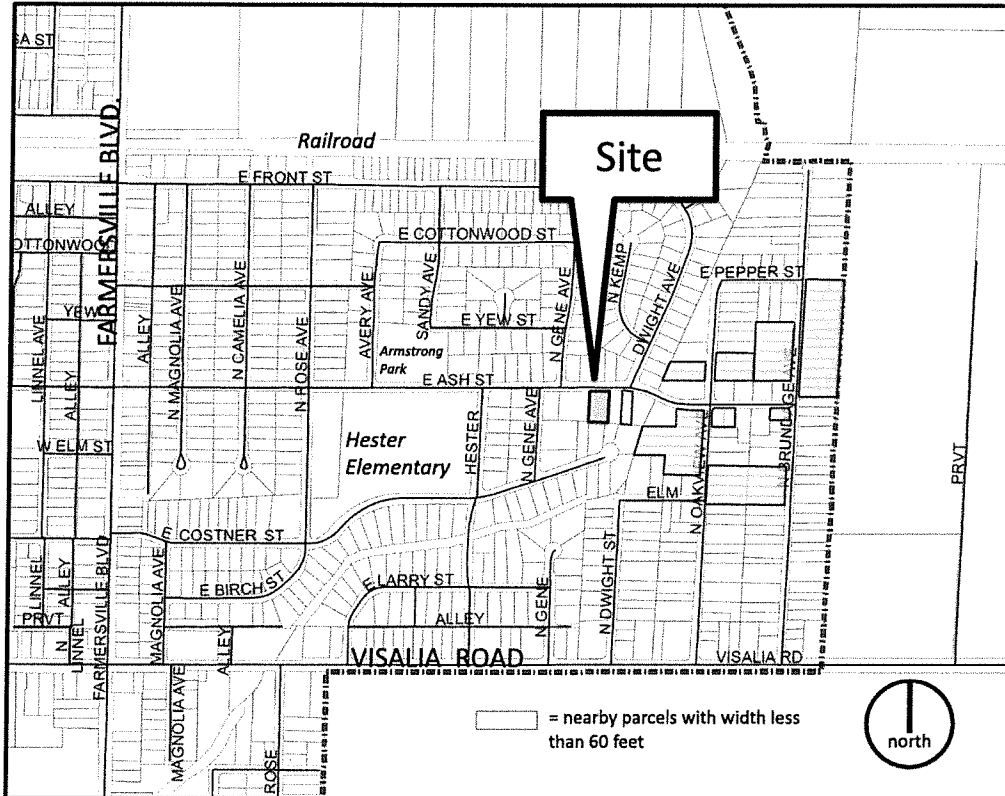
Report to Farmersville Planning Commission (5/19/2021)
Parcel Map 2020-01 / Variance 2020-03 (Romero)

Exhibit 1: Proposed Parcel Map



Report to Farmersville Planning Commission (5/19/2021)
Parcel Map 2020-01 / Variance 2020-03 (Romero)

Map 3: Existing Nearby Parcels with Widths Less Than Sixty Feet



Report to Farmersville Planning Commission (5/19/2021)
Parcel Map 2020-01 / Variance 2020-03 (Romero)

BACKGROUND INFORMATION

Applicant/Owner:

Sergio Romero
PO Box 204.
Farmersville, CA 93223

Agent:

AW Engineering
724 N. Ben Maddox Way
Visalia, CA 93292

Location:

The site is located on the south side of E. Ash Street between Gene Avenue and Dwight Avenue. The Assessor's Parcel Number is 129-051-025.

Request:

The applicant is requesting approval for a Parcel Map to divide an existing parcel containing 15,121 square feet into two parcels: Parcel "1" will contain 7,574 square feet; Parcel "2" will contain 7,547 square feet. The applicant is also requesting approval of a Variance to allow each parcel to be narrower than normally required in the R-1 zone, which has a 60 foot width requirement for interior lots (on non-curving or cul-de-sac frontages). Proposed Lot 1 has a proposed width of approximately 49.6 feet; Lot 2 has a proposed width of approximately 47.8 feet.

Site

The existing parcel contains approximately 15,121 square feet and has approximately 97.48 feet of frontage on Ash Street and a depth ranging from about 150.2 to 160.4 feet. The site contains an existing single story home along with several accessory structures (a carport, two sheds and a greenhouse). All except the home will be removed, as these structures cross the proposed parcel boundary or intrude into setback spaces required by the zoning code.

Circulation:

The site is served by Ash Street, classified as a "Local" street by the Circulation Element of the Farmersville General Plan. In the vicinity of the site this street features one travel lane and one parking lane in each direction along with curbs, gutters and sidewalks.

Report to Farmersville Planning Commission (5/19/2021)
Parcel Map 2020-01 / Variance 2020-03 (Romero)

Zone:

The site is zoned R-1. (Single-Family Residential) by the Farmersville Zoning Map. Key standards in this zone include:

Parcel area:	6,000 square feet, minimum
Lot Depth:	No standard
Lot Width:	60 feet minimum, for interior lots; 70 feet minimum, for corner lots
Front Yard:	25 feet, minimum
Side Yard:	5 feet minimum, both side yards.
Rear yard:	10 feet minimum,
Coverage:	No requirement
Height:	25 feet, two stories, maximum
Parking:	For single family dwellings: Two covered spaces per dwelling

General Plan:

The subject site is designated “Medium-High Density Residential” by the Farmersville General Plan, Land Use Element. The R-1 zone is consistent with this designation.

Land Use:

The site is currently occupied with a single-family dwelling along with a carport, two sheds and a greenhouse. Surrounding land uses are as follows:

North: Single family dwellings
West: Church
South: Single family dwellings
East: Single family dwellings

Infrastructure:

Water, sewer and storm drainage service exists under/along Ash Street.

CEQA:

The proposed project is categorically exempt from review by the California Environmental Quality Act (CEQA) under Section 15315 (Minor Land Divisions) of the CEQA Guidelines.

RESOLUTION 2021-02

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE APPROVING VARIANCE 2020-03 (ROMERO)**

WHEREAS, a Variance request was filed by Sergio Romero, PO Box 204, Farmersville, CA 93223 to allow the creation of two parcels with widths narrower than required by the R-1 (Single Family Residential) zone. Said lots are proposed on the south side of E. Ash Street between Gene Avenue and Dwight Avenue (Assessor Parcel Number 129-051-025). Parcel 1 is proposed to be 49.6 feet wide; Parcel 2 is proposed to be 47.8 feet wide, and

WHEREAS, the subject site is designated "Medium-High Density Residential" by the land use map of the Farmersville General Plan and is zoned R-1 (Single Family Residential, and the standard for minimum lot width in this zone is 60 feet, and

WHEREAS, the Variance request was made consistent with Section 17.100 (Variances) of the Farmersville Zoning Ordinance, and

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and declared the proposed project categorically exempt from the California Environmental Quality Act (CEQA), and

WHEREAS, the Planning Commission held a public hearing on this Variance request and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this amendment:

1. The variance is categorically exempt from review by the California Environmental Quality Act (CEQA) under Section 15315 (Minor Land Divisions) of the CEQA Guidelines.

2. The variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located.
3. Strict application of the zoning regulation would deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification.
4. Granting of a variance would not be materially detrimental to the public welfare or could be injurious to the property or improvements in the vicinity or the zone in which the subject property is located.
5. Granting of the variance conforms with the general purpose and intent of the Farmersville Zoning Ordinance and the Farmersville General Plan.
6. The variance is not being granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance 2020-03. The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____ at a regular meeting of the Farmersville Planning Commission on the 19th day of May, 2021, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

RESOLUTION 2021-03

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE APPROVING TENTATIVE PARCEL MAP 2020-01
(ROMERO)**

WHEREAS, a request for a Parcel Map was filed by Sergio Romero, PO Box 204, Farmersville, CA 93223 to allow the creation of two parcels located on the south side of E. Ash Street between Gene Avenue and Dwight Avenue (Assessor Parcel Number 129-051-025).

WHEREAS, Parcel 1 is proposed to include 7,574± square feet; Parcel 2 is proposed to include 7,547± square feet, and

WHEREAS, the site is designated "Medium-High Density Residential" by the Land Use Element of the Farmersville General Plan and is zoned R-1 (Single Family Residential by the official zoning map of the City of Farmersville, and

WHEREAS, the Planning Commission has approved a Variance to allow lot widths of the proposed parcels to be narrower than that normally required in the R-1 zone; Proposed Parcel 1 will be approximately 49.6 feet wide and proposed Parcel 2 will be approximately 47.8 feet wide, and

WHEREAS, with approval of Variance 2020-03, the proposed parcel map complies with the Farmersville General Plan, Zoning Ordinance and the Farmersville Subdivision Ordinance, and

WHEREAS, property owners within 300 feet of the subject site were notified of the Planning Commission's meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the Planning Commission held a public hearing on this project and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The parcel map is consistent with the Farmersville General Plan, Land Use Element and zoning designations.
2. The parcel map is categorically exempt from review by the California Environmental Quality Act (CEQA) under Section 15315 (Minor Land Divisions) of the CEQA Guidelines.
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Tentative Parcel Map 2020-01, as shown in Exhibit 1 (attached) and on file with the City of Farmersville, is approved subject to the following conditions:

1. Approval of this parcel map is contingent upon prior approval of Variance 2020-03
2. Provide the following information on the Tentative Parcel Map per City Ordinance 16.24.050:
 - a. All existing surface and underground structures and improvements located on the original parcel, together with their dimensions, the distances between them, the distances to division and property lines, and the number of stories or the height of each structure;
 - b. The location, purposes, width, and recorded owners of all existing and proposed easements or private rights of way abutting or traversing any part of the original parcel easement boundaries shall be shown by means of dotted lines; and
 - c. An accurate description of the original parcel.
3. Structures shall not straddle parcel lines.
4. Fences shall not encroach onto adjacent properties.
5. Each parcel shall have a separate drive approach and driveway.
6. Each parcel shall have a separate sewer and water service.
7. All engineering improvement plans shall be provided to the City Engineer for review and comment prior to approval of any development or issuance of permits. City engineering comments could affect planned construction. Plans must be

submitted, approved, and signed by the City Engineer prior to City approval and occupancy.

8. Improvement plans shall include all utility connections, site grading, and street improvements. Provide separate grading plan or show all relevant grading and drainage details (along with existing elevations) on the improvement plans provided.
9. Dimension and call out right of way on the street improvement plans. All public street improvements, including sidewalk and drive approach, shall be within public right of way. Any required right of way dedications shall be provided.
10. All street improvements, including sidewalk and drive approach, shall be constructed in accordance with current Americans with Disability Act (ADA) standards. Any existing sidewalk or drive approach that does not meet ADA standards shall be replaced.
11. A City standard benchmark shall be used on the improvement plans and grades provided for sidewalk, drive approach, curb, gutter, etc.
12. Existing curb and gutter that is broken/damaged must be replaced.
13. Improvement plans shall show location of existing utilities (i.e., water lines, sewer lines, poles, meters, etc.) that are to be used, relocated, or abandoned, if any. The proposed onsite utility lines should be shown with the connection points to the existing lines as well as the elevations.
14. A City encroachment permit will be required for construction of street improvements.
15. All new development must comply with Model Water Efficient Landscape Ordinance (MWELO) requirements. All new construction projects with an aggregate landscape area equal to or greater than 500 square feet require the submittal of landscape plans for review and approval. Provide landscaping plans for review and approval.
16. Structures marked on the parcel map “to be removed” must be removed prior to approval of the Final Parcel Map. This includes Structures #2 (Shed), #3 (Carport), #4 (Greenhouse), #5 (Shed).
17. Any known code violations shall be corrected prior to approval of the Final Parcel Map.

18. Any new structures must meet all zoning standards including, but not limited to setbacks, lot coverage and building height.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Farmersville Planning Commission on the 19th day of May, 2021, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

